

## 4 Land Use

---

(The layout of this section will be altered and reformatted before publication.)

### 4.1 Introduction

The current landscape of Painesville Township and regional growth pattern(s) exhibited in Northeastern Ohio validate the importance of proper land use and zoning decisions in the short term for Painesville Township. While areas of Painesville Township are predominately built-out, significant areas of vacant property remains, providing Township citizens and elected officials the opportunity to determine the natural and built environment blueprint for future generations.

The Township is in a unique position when analyzed in the traditional urban – suburban – rural continuum. The built environment of the urban/suburban southwestern and northwestern quadrant is characterized by strip commercial uses, single-family developments along the interior road networks, and various multi-family or condominium developments throughout. This area yields less developable area; thus more redevelopment and/or infill opportunities exist when compared to the remaining areas of the Township. The Township must also be alert of the potential for increased annexation from surrounding municipalities in these two areas.

The traditionally industrial and semi-rural areas to the north and east of Painesville City must address the increasing suburban growth pressures and need to redevelop existing commercial nodes, subject to good planning practice and the limits of state law. The central (former Casement Airport) section is essentially residential with large pockets of vacant property slated for development. The northeastern quadrant faces the same residential growth pressures, yet must plan around existing industrial facilities still in operation.

The Land Use element is not intended to be a lot-by-lot plan for future development and preservation of land in Painesville Township, but rather a guide for development and best management practices. This element will evaluate existing conditions, identify emerging patterns, analyze the current zoning scheme and provide achievable goals and policies to meet the desires of current citizens as identified in the 2003 Township Survey.

### 4.2 Development history

Aside from the 1960 Lake County Comprehensive Plan, the first documents with data specifically on Painesville Township are the 1973 Painesville Township Questionnaire and the 1996 Comprehensive Plan.

In the 1910s and 1920s, speculators subdivided large parcels and estates along the Lake Erie shore into small lots. Small cottages were built on the lots, serving as summer retreats for middle class Cleveland residents. Cottage communities were established in Painesville-on-the-Lake and Sunset Point. After World War II, as vacationers ventured farther from home, cottages were winterized and converted to permanent, year-round residences. Today, while Painesville-on-the-Lake and Sunset Point may be characterized by low to moderate income neighborhoods, shoreline erosion, and industrial neighbors, the area has seen dramatic improvements over the past 20 years.

The unprecedented development patterns that characterized the post-WWII suburban boom were mostly confined to the extreme western portions of Lake County. Painesville Township, along with other unincorporated areas in Lake County, maintained a semi-rural atmosphere, with many residents commuting to jobs in the township or further west in Cleveland. Geography, lack of utilities, and continued development to buildout in the City of Painesville were factors behind modest growth in the township during the middle 20<sup>th</sup> century.

Some residential development was evident along the US 20 (Mentor Avenue and North Ridge Road) corridors as early as 1925. This subdivision of “allotments” included Garfield Drive (1930), Urbanhurst

According to the 2003 Painesville Township Survey, approximately 63 percent of the survey respondents indicated they relocated to Painesville Township from other Lake County communities.

(1925), and Doan Avenue (1925). Platted subdivisions included Cherry Farm (1924), Coleridge (1952), Waldorf (1956), Melrose Drive (1957) and Mill Morr (1962). These subdivisions were not built out until the 1970s.

Painesville Township had a large industrial base from the 1930s to the late 1970s. The northern portion of the township was home to Uniroyal, IRC Fibers and, Diamond Alkali. These companies provided substantial tax revenue to the township, and employment opportunities for area residents. As the demand for their products decreased, and the cost of operating the facilities became higher than in other locations, the factories closed. What remained was an abundance of vacant but environmentally unstable property along Lake Erie and the Grand River. Today, there is about 3,400 acres (1,400 hectares) of vacant property in the Township, the majority located in these formerly industrial areas (Table 4.1).

During the 1960s and 1970s, as heavy industry waned, manufacturing and light industrial employment businesses expanded east of Cleveland in Lake County. An “edge city” of white collar employment began to emerge along the I-271 corridor in eastern Cuyahoga County, less than a 30 minute drive from portions of Painesville Township. In 1963, State Route 44 , a limited access highway connecting I-90 with the Lakeland Freeway, was completed.

As the built-up area of the Cleveland metro region grew to the east, real estate values increased as well. Farmers found that they could earn far more income by selling their land for residential development than continuing to farm it. Farms that once lined Bowhall Road, Madison Avenue and Park Road were plowed under for subdivisions. In 2004, only 4% of land in the township was occupied by agricultural uses, mainly nurseries.

Residential growth in the township accelerated in the 1980s. In the eastern half of the township, larger residential subdivisions such as Cedar Glen (1982), The Pines (1979-1999), Imperial Woods (1981), Park Estates (1984) and Somerset Meadows (1988) were developed. Development of Vale Wood Estates (1978), Misty Meadows (1990) and Tiber Creek (1999) left the western portion of the township almost entirely developed.

Kingsborough (1984) was the largest single family development during the 1980’s in the southwestern portion of the township.

Multi-family development, especially condominiums, has also increased. Today, about 200 acres (90 hectares) of land in the township is occupied by multi-family development; an increase of 32% from 1996. The ever-increasing number of senior citizens fuels the demand for maintenance-free residences.

About 2,600 acres (1,050 hectares), or 28% of land in the township, is occupied by single-family residential uses. Development of Lake Erie Shores, and proposed development on the former Casement Airport site, will consume the last large parcels of undeveloped greenfield land in the township.

Residential growth in the township is not tied to the local and national economy, which was in a recession at the time this plan was drafted. Changing living patterns, including a preference for homes that are larger than the small post-war Cape Cods found in western Lake County, and smaller household sizes, are responsible for continued residential development. Population growth in Painesville Township is offset by a shrinking population in older suburban communities.

**Table 4.1**  
Painesville Township land use distribution  
2005

<i>Land use distribution*</i>	<i>Acres **</i>	<i>Hectares</i>	<i>% of land</i>
Residential - single family	2582.8	1043.5	28.1%
Residential - multi-family	193.4	78.1	2.1%
Residential - mobile home	42.3	17.1	0.5%
Commercial	389.0	157.2	4.2%
Industrial - light	218.2	88.2	2.4%
Industrial - heavy	429.8	173.6	4.7%
Public	552.6	223.3	6.0%
Semi-public	775.7	313.4	8.4%
Park	180.5	72.9	2.0%
Vacant	3354.5	1355.2	36.5%
Marsh	11.7	4.7	0.1%
Agriculture	377.0	152.3	4.1%
Utility	49.0	19.8	0.5%
Submerged lands	31.2	12.6	0.3%
Total	9188.4	3712.1	100.0%

\* These are not zoning classifications.

\*\* Acreage does not include rights-of-way.  
(LCPC)

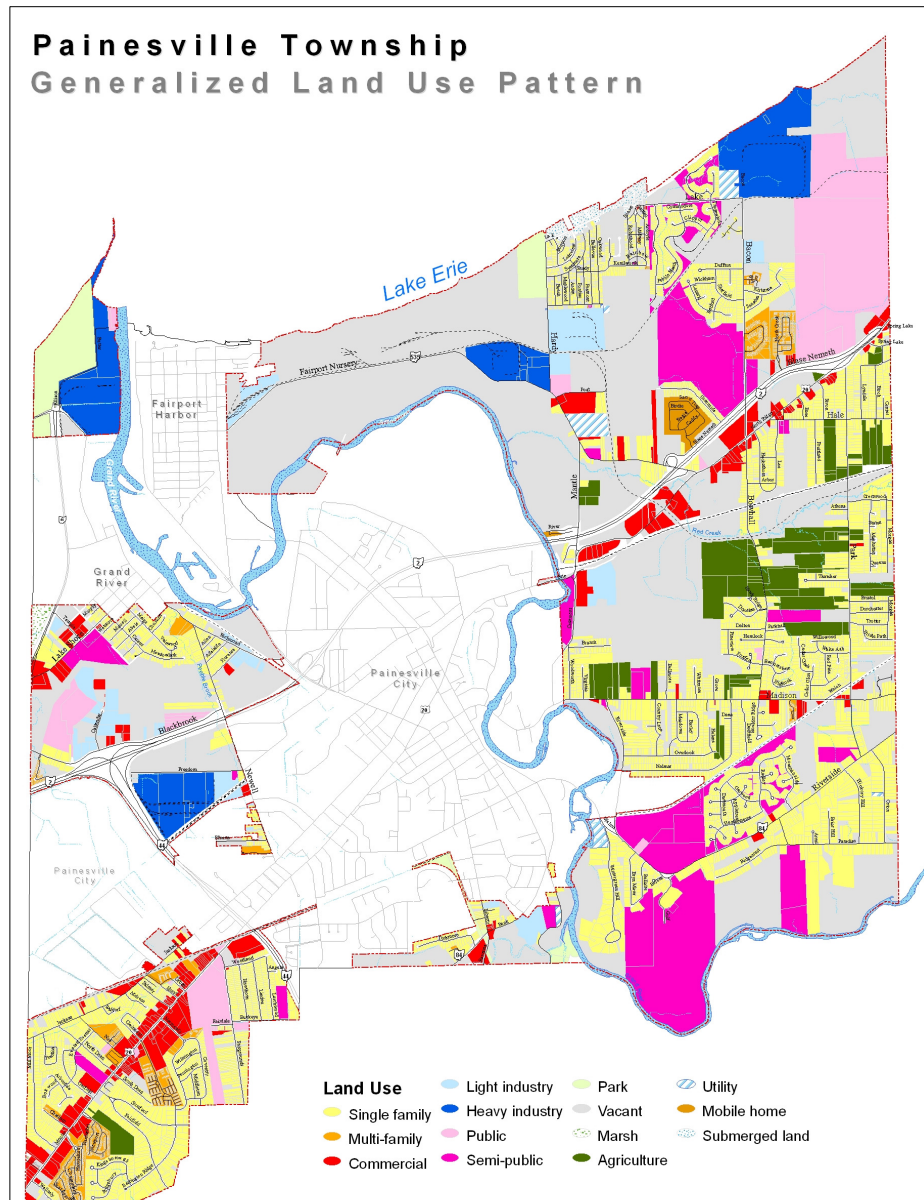
A common adage among developers is “retail follows rooftops.” The 2005 land use survey reveals that land occupied by commercial uses increased from 255 acres (103 hectares) in 1996 to 389 acres (158 hectares) in 2005. Most commercial development is located along the US 20 (Mentor Avenue, North Ridge Road) corridor. However, Painesville Township still has less retail space per resident than the county as a whole. The adage does not hold true in the growing eastern portion of the township; excepting vehicle-related uses such as salvage yards and auto repair, areas east of the Grand River are served by few retailers and commercial businesses.

Land devoted to industrial uses continues to decrease; from 920 acres (370 hectares) in 1996 to 647 acres (267 hectares) in 2004. There are still scattered pockets of industrial land, the most

prominent including the Painesville-on-the-Lake area, lakefront property at Bacon Road and Lake Road at the far northeastern portion of the township, Bowhall Road near Red Creek, North Ridge Road between the Grand River and Fairport Nursery Road, the far northwestern portion of the township, and the Lubrizol plant southeast of the Lakeland Freeway/SR 44 interchange.

Between 1996 and 2005, the amount of vacant property in the township decreased by about 1,000 acres (404 hectares) to 3,354 acres (1380 hectares). Vacant land, and land occupied by residential uses, covers 65% of the township.

The current pattern of development in the township will continue into the future. Considering current and historical land use figures, residential growth will continue at an ever increasing rate under the zoning and land planning strategies available to Painesville Township. The land use distribution will be discussed in more detail in Sections 4.5-4.8.



## 4.3 Urban sprawl in Painesville Township

Painesville Township exhibits all of the patterns of urban sprawl described by planners and educators throughout the country. Anthony Downs (1998) argues that sprawl has been the dominant form of metropolitan area growth in the United States for the past 50 years.

Attempting to give a single meaning to the term “urban sprawl” can be challenging. However, the majority of researchers agree on a number of defining characteristics.

Through their work with the Brookings Institute, Anthony Downs and Henry Richmond have defined the following traits of sprawl encountered in nearly all metropolitan areas in the country, including Cleveland. According to Robert Burchell of Rutgers University (1998), 10 traits of urban sprawl include:

1. *Unlimited extension of new development.* Townships in Ohio are powerless to implement growth control tools such as urban growth boundaries or building permit quotas.
2. *Low-density residential and commercial settlements in new-growth areas.* Most residential development consists of single-family houses on 1/3 to 1/2 acre (.13 to .2 hectare) lots, or multi-family development where the overall density is no greater than four or five units per acre. By comparison, the housing density of older suburbs in Lake County approaches six to eight single-family houses per acre in many areas.
3. *Leapfrog development.* New development in the township is usually not contiguous with existing development, leaving vacant land in between.
4. *Fragmentation of powers over land use among many small localities.* Sewer service is provided by the City of Mentor, the City of Painesville, and Lake County. Incorporated municipalities inside the township’s boundaries – the City of Painesville, Fairport Harbor Village and Grand River Village – seldom consult with the township regarding projects that could affect it.
5. *Dominance of private vehicles.* Most residential areas in Painesville Township were developed after automobile ownership became widespread. A car is a necessity for day-to-day life in the township; public transportation is not widespread or frequent. Most schools, parks, retail areas, places of employment and places of worship are far from residential areas. There are no pedestrian-oriented commercial areas; most retail and commercial uses in the township are located in buildings with large parking areas in the front.
6. *No centralized ownership of land planning or development.* Each municipality inside the borders of the township has their own comprehensive plan and set of land use regulations. Plans for projects proposed in one community are not sent to other communities for review; there is no cross-jurisdictional referral in the development review process. Subdivision regulations are administered by the County in Painesville Township, and by municipal staff or retained consultants in the other communities.
7. *Great variances in the fiscal capacity of local governments because the revenue raising capabilities are strongly tied to property values and economic activities within their own borders.* This is the case in Ohio communities; there is no revenue sharing.
8. *Widespread commercial development along major roadways.* Most retail development in the township stretches along US 20 (Mentor Avenue, North Ridge Road) in a long strip. There are no central nodes, no functional township center, and very little commercial and retail development away from the US 20 corridor.



9. *Major reliance upon the filtering or trickle-down process to provide housing for low-income families.* Very small houses in the Painesville-on-the-Lake and Sunset Point areas, once vacation cottages, are now year-round residences to many low-income households. Older single-family houses in the northwestern portion of the township, originally built for middle-class families, are now occupied by poorer residents. Housing filtration is also evident on some streets in southwest Painesville Township, which are lined exclusively with small Cape Cod houses built shortly after World War II.
10. *Spatial segregation of different types of land uses through zoning regulations.* Not including illegal home occupation businesses such as auto painting and repair on a residential property, there is no mixed-use development in Painesville Township.

The development pattern in Painesville Township reflects all the traits of urban sprawl.

## 4.4 Residential spatial distribution

Residential land uses make up 30 percent of the land area (2,817 acres / 1,138 hectares) in Painesville Township; an increase of 5% since 1996. Most of the growth occurred in the east end of the Township.

Lot splits are creating new building lots in the northwestern portion of the township. Construction continues on the few remaining residential lots in the mostly built out southwestern portion.

658 single family building lots have been created in Painesville Township since 1997; an average of 82 per year (Table 4.2).

Condominiums – detached patio homes, semi-detached houses, townhouses, apartment-style units – make up the bulk of new housing in the southwestern portion of the township. New detached and attached condominium projects are being built along Bacon Road in the northeast portion of the township.

According to county records, there have been over 1,100 condominium units developed in the township since 1970 (Table 4.3). Growth in the condominium market is fueled by several demographic trends; increasing real estate costs, aging of the population, smaller family size and delayed marriage.

**Table 4.2**  
**New residential building lots**  
Painesville Township

Year	Sublots	Lot splits	Total lots
1997	89	5	94
1998	80	14	94
1999	98	13	111
2000	17	22	39
2001	7	10	17
2002	102	11	113
2003	106	17	123
2004	60	7	67
2005	127	12	139
Total	559	99	658
Average	69.9	12.4	82.3
(LCPC)			

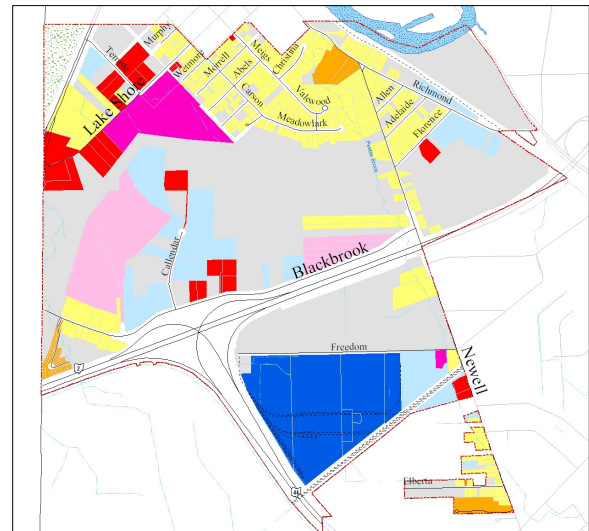
**Table 4.3**  
**New condominium units**  
Painesville Township

Years	New units
1970-1979	380
1980-1989	191
1990-1999	275
2000-2005	302
Total 1970-2005	1148
(LCPC)	

## Northwest residential spatial distribution

One the following inset maps, single-family residential is designated in **yellow** multi-family uses are shown in **orange**.

Single-family homes dominant the northwest portion of the township. The area is characterized by a traditional grid integrated with the Grand River Village street pattern, and a diverse mix of housing, in size, type, age, price and condition. Overall housing density is very low – 0.39 dwelling units per acre – owing partially to the amount of industrial land in the area. The higher-than average percentage of low income households in this area is reflected in the condition of many homes and the smaller lots they sit on.

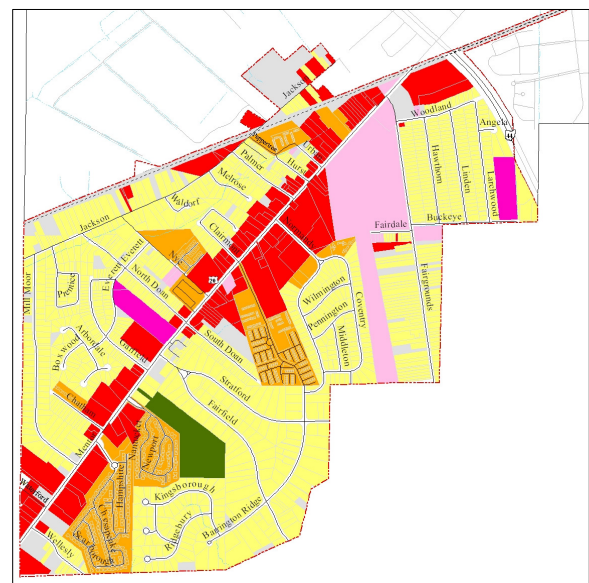


Infill development has occurred on Grand Haven Court and Morrell Avenue. Two new subdivisions, Tiber Creek and Misty Meadows, were developed in this area. Richlawn Acres, Andover Court Apartments (Newell Avenue) and Fiddlers Creek (Blackbrook Road) are the major multi-family developments. Future residential developments may occur on the large vacant parcel between Richmond Rd. and the Grand River and the recently rezoned Maplevue PUD located between Newell St., Richmond Rd., and Florence Ave.

## Southwest residential spatial distribution

The southwest portion of the township is characterized by older single-family homes, condominium complexes, and apartment buildings. Even though the area is approaching buildout, and there is a large amount of multi-family development, the overall density of 1.94 units per acre is low even by suburban standards.

Early single-family developments (also known as allotments) include Garfield Drive (1930), Urbanhurst (1925), and Doan Ave. (1925). Platted subdivisions included Cherry Farm (1924), Coleridge (1952), Waldorf (1956), Mel Rose Drive. (1957) and Mill Morr (1962). Proximity to the City of Painesville fueled development in this area before and after World War II. More recent subdivisions include Kingsborough (1984) and Briarwood (1997).



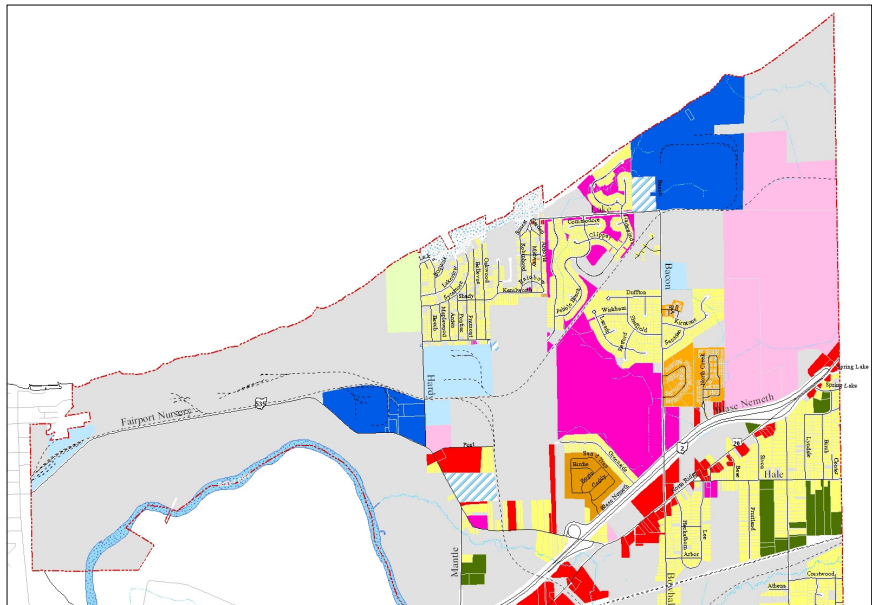
One large vacant parcel remains, located off Mentor Avenue south of Fairfield Road. The parcel is narrow and may be difficult to develop for single-family houses meeting R-1 and R-2 standards, but it may accommodate detached single-family condominiums. The Planned United Development zone would provide the Township more control of the development style on this unique parcel. Buffers between the existing condominium and single-family development are highly encouraged and only possible with the PUD text.

Secondly, this parcel could be examined for the public park feasibility. In this highly populated portion of the Township, there are no significant open space areas.

## Northeast residential spatial distribution

The residential character of the northeastern portion of the township is changing, with the development of mid-end subdivisions in an area otherwise known for vacant industrial sites and pre-WWII cottages. This is still the most sparsely populated section of the township, with a residential density of 0.34 units per acre

Painesville-on-the-Lake and Sunset Point were the earliest established residential communities in the area. As heavy industry encroached on the area, and erosion swept away once-popular beaches, summer cottages in these communities were winterized in the 1930s and 1940s. Some smaller houses were built in the area after World War II.



Lake Terrace Estates, a development of 64 new site-built starter houses, marketed to moderate income households, is located between Painesville-on-the-Lake and Sunset Point.

Erosion in the Painesville-on-the-Lake area is discussed in the Natural Resources element. Housing concerns are discussed in the Housing element.

New mid to high-end residential development is occurring near the coast. Over 356 single-family lots have been developed in the Lake Erie Shores subdivision since 2001. An additional 130 single-family lots and 190 multi-family units are in the planning and engineering phases. At build out, this subdivision will have about 689 residences.

Multi-family development includes Marsh Landings, North Creek Villas and Tiberon Condominiums. Buildings in these complexes contain two to eight residences. An additional 213 condominiums are planned near the intersection of Lake Road and Bacon Road. These are Hawk Wind Bay, Nautica and The Brooks.

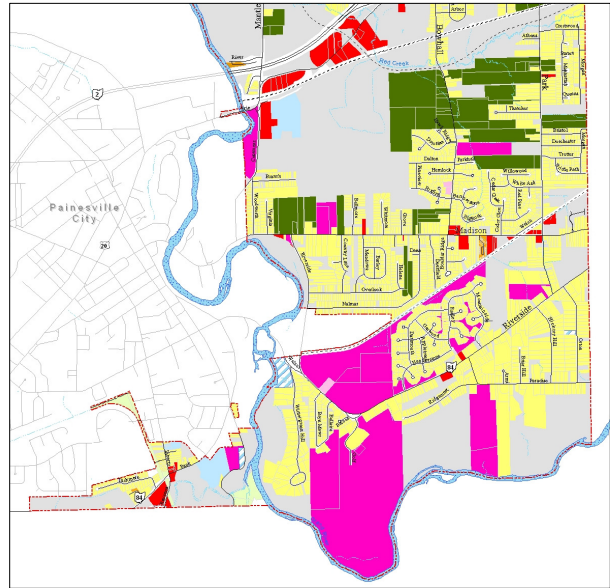
Duplexes were recently developed Greenside Drive and portions of Kirtstone Drive. These areas, including the Golfway Homes mobile home subdivision, are completely built-out.

Sizeable tracts of vacant land exist in the northeast portion of the township, including Lakeshore Bluffs. Zoning in the Lakeshore Bluffs area is discussed in the previous section, and redevelopment plans are detailed later.

## Southeast residential spatial distribution

The landscape in the southeastern portion of the township is that of a lower-density middle-class suburb. Overall housing density is 0.61 units per acre. Most housing takes the form of newer single-family homes on winding curvilinear roads and cul-de-sacs, as in the Heatherstone Village, Bannerstone, Eastern Woodlands and Bellmore Court subdivisions.

The largest undeveloped parcel in the area is the site of the former Casement Airport, which closed in 2000. This parcel has been rezoned to PUD and slated for a large-scale development. Most other large residential zoned parcels in the area are deep and narrow, and will be difficult to develop unless contiguous lots are assembled.



## 4.5 Commercial areas and uses

The commercial landscape of Painesville Township is mostly limited to the US 20; Mentor Avenue west of the City of Painesville, and North Ridge Road to the east. Some smaller commercial nodes exist along Madison Avenue, Bank Street (SR 84) and Lakeshore Boulevard, but represent a small fraction of the 392 acres (159 hectares) identified as commercial in the 2004 land use inventory.

Mentor Avenue is the primary commercial center for the township. Uses along this corridor range from new and used car dealers to a new strip commercial center anchored by a large-scale grocer. Although, the strip commercial pattern exhibits the post WWII strip development style found throughout Ohio; inconsistent signage, large parking areas and minimal landscaping, efforts have been made to improve in these areas.

North Ridge Road is a secondary commercial corridor in the eastern portion of the township. Although older and more fragmented, this area was also developed as a retail strip, but interspersed with residential and semi-industrial uses.

The intersection of Bacon Road and North Ridge Road is the primary commercial node for the area, but it lacks the activity of similar areas. The node includes a large strip plaza with a low occupancy rate; a smaller retail strip center is on the northeast corner, and scattered single-use structures.

There are few commercial uses in the northeast portion of the township. The nearest retail district is the North Ridge Road corridor.

The Madison Avenue corridor has small-scale professional offices, a convenience store with a gas station, and a mini-storage facility.

## 4.6 Industrial areas and uses

There was about 647 acres (261 hectares) of land occupied by active industrial uses in 2005, a decrease of 263 acres (106 hectares) from 1996.

Pockets of heavy industry can still be found in the township. The Lubrizol Painesville Plant operates at a location southeast of the Lakeland Freeway / SR 44 interchange. Painesville Grand River Dock, ISG and New Morton Salt operate at the mouth of the Grand River. Some heavy industrial operations continue in the Lakeview Bluffs area.

Light industrial and manufacturing operations are located throughout the township, with concentrations of small to medium size operations in the Blackbrook Road and Callendar Boulevard corridors. Auto salvage operations exist along North Ridge Road between the Grand River and Red Creek.

There are no planned industrial parks in Painesville Township. The bulk of industrial operations in Lake County are concentrated along the Lakeland Freeway corridor, as intended by the 1960 County Comprehensive Plan.

## 4.7 Agricultural uses and areas

Agricultural operations in the township are limited to its eastern portion; primarily interior acreage along Madison Avenue, Bowhall Road and Park Road. In 2005, 377 acres (153 hectares) of land in the township was in agricultural use, an increase of 30 acres (12 hectares) from 1996. This trend is not expected to continue as residential development encroaches onto “greenfields.”

Ohio has a Right to Farm Act that in most cases protects farmers from nuisance suits over externalities caused by normal farming operations; sound, smell, traffic, dust, vibration, and chemical use. Right to Farm legislation does not protect those who operate negligently or illegally. In face of encroaching residential uses, increasing land value, infrastructure assessments, and aging nursery owners, the Right to Farm Act and other farmland preservation measures may do little to keep remaining agricultural land from being developed.

There are eight nursery operations in the township, occupying most remaining agricultural land. Along with other factors that add to the impact of urbanization on runoff patterns and groundwater supply is a threat to remaining nurseries. Grading for adjacent residential development changes the established natural drainage pattern in areas near nurseries, sometimes directing stormwater runoff away from nursery sites. Increasing impermeable surface in an area near the nursery, such as a parking lot where water drains to a storm sewer or ditch, can decrease the amount of groundwater available at a nursery site. Impact to nurseries from altered hydrology should be considered when reviewing a subdivision or other proposed non-agricultural development. The Lake County Stormwater Department should assist in this review process.

The first nursery in Lake County was established in 1854 by Jesse Storrs, on an 80 acre (32 hectare) site in Painesville Township. The nursery, growing fruit trees, ornamental shrubs, evergreens, roses and perennials, eventually grew to become the largest departmental nursery in the United States, cultivating an expanse of 1,500 acres (600 hectares, or more than two square miles). The nursery included 45 greenhouses, enclosing 170,000 square feet (16,000 square meters), and storage buildings covering 160,000 square feet (15,000 square meters).

## 4.8 Zoning

Zoning is the primary form of land planning control authorized to Ohio townships. Zoning codes are comprehensive cookbooks for day-to-day development decisions in a community. They expand on the information in the comprehensive plan by providing parcel-specific regulations for the location of



different land uses, regulation of those uses, and detailed specifications for the site planning and design of proposed development.

In 1925 the Ohio Supreme Court ruled zoning to be constitutional. In 1926, in *Village of Euclid (Ohio) v Ambler Realty*, the U.S. Supreme Court supported the constitutionality of local zoning on a federal level, Zoning is not only intended to promote and protect public health, safety, quality of life and general welfare, but as a tool to implement a community's comprehensive plan.

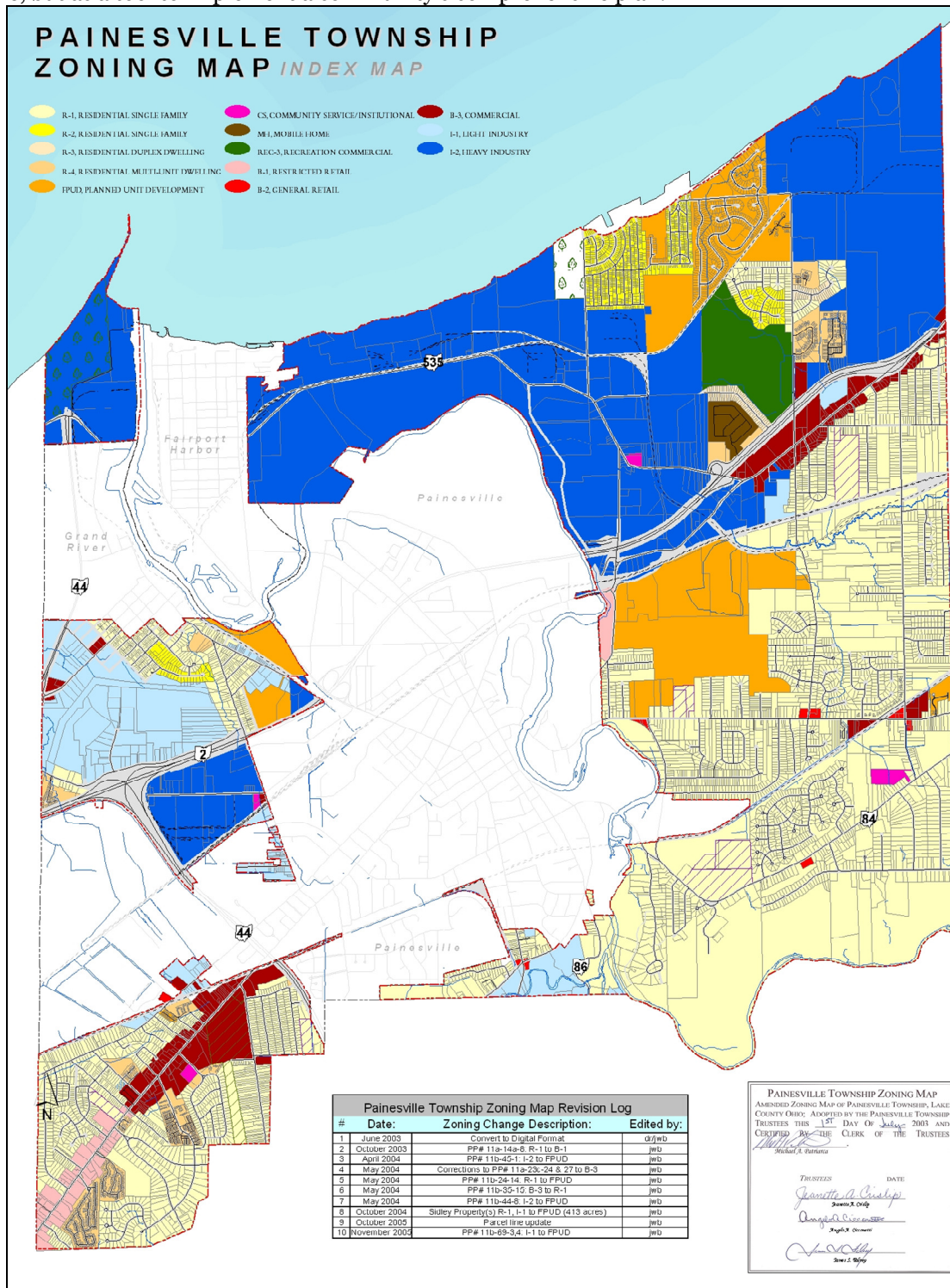


Table 4.4

Painesville Township zoning distribution 2004

<i>Land use distribution</i>	<i>Acres</i>	<i>Hectares</i>	<i>% of land</i>
R-1 Residential Single Family	3,765	1,524	41.4
R-2 Residential Single Family	170	69	1.9
R-3 Residential Duplex Dwelling	27	11	.3
R-4 Residential Multiple-Unit Dwelling	213	86	2.3
FPUD Flexible Planned Unit Development	814	330	9
MH Mobile Home *	39	16	.4
CS Community Service/Institutional	22	8	.2
REC-1 Recreation Public / Non-profit **	n/a	n/a	n/a
REC-2 Recreation Marine Related **	n/a	n/a	n/a
REC-3 Recreation Commercial	167	68	1.8
B-1 Restricted Retail	92	37	1
B-2 General Retail	17	7	.2
B-3 Commercial	308	125	3.4
I-1 Light Industrial and Manufacturing	548	222	6
H-2 Heavy Industrial	2,916	1,181	32.1
Total	9,092	3,683	100.0%
* Classification removed from code, but some land is still zoned MH.			
** Floating zone; no land zoned with classification.			
The total in this table excludes rights-of-way, Painesville Township Park and submerged lands.			
(LCPC, Lake County Auditor, Lake County GIS)			

township, and south of Grand River Village in the northwest portion, where some infill development is taking place.

R-2 zoned land comprises only 1.9% of all land in the township. The R-2 district permits single-family houses (and certain permitted accessory uses) on lots with a minimum size of 12,750 square feet (about 0.3 acre, or 0.12 hectares). Most R-2 land is in the northeast portion of the township, in the Painesville-on-the-Lake and Shoreland areas. These areas developed for cottages in the early 20<sup>th</sup> century, and the original size of the platted lots was usually much smaller than the current minimum permitted lot size. Many smaller lots have been consolidated to form larger lots, but there are often smaller lots interspersed among them. Redevelopment is difficult on smaller, undeveloped parcels; minimum setbacks are 50 feet (15.3 meters) for the front yard, 10 feet (3.1 meters) for side yards, and 25 feet (7.6 meters) for the rear yard, often resulting in tiny building envelopes. The zoning resolution permits an administrative

Painesville Township adopted its first zoning regulations in 1954; nine years after the Ohio General Assembly authorized zoning in unincorporated areas. The code was rewritten in 1988 and 1998, and is still in use today, although it has since been amended many times.

The code includes 14 zoning district classifications, with two floating zones (zones reserved for land uses not yet in the township) (Table 4.4). The MH – Mobile Home zoning district was removed from the code, but some land retains the zoning classification. Land zoned MH is not “unzoned,” but rather subject to the rules of the former MH district.

## Residential zones

Nearly half of all land in the township, including most agricultural land, is zoned R-1. The district permits single-family houses (and certain permitted accessory uses) on lots with a minimum size of 15,000 square feet (about 1/3 acre, or 0.14 hectares). Most land in agricultural use is zoned R-1.

The southeastern portion of the township has a mix of larger undeveloped R-1 lots, either vacant or in agricultural use, with relatively small parcels (15,000 to 20,000 square feet) in subdivisions such as Whitmore Court, Eastern Woodlands, Heatherstone Village, Cedar Glen, Imperial Woods, Fruitland Acres and Park Estates.

The southwestern portion of the township includes smaller lots located in the Ridgewood, Cole Nursery, Cherry Farm, Briarwood Farm and Kingsborough subdivisions, and slightly larger lots are located along the Jackson Street corridor.

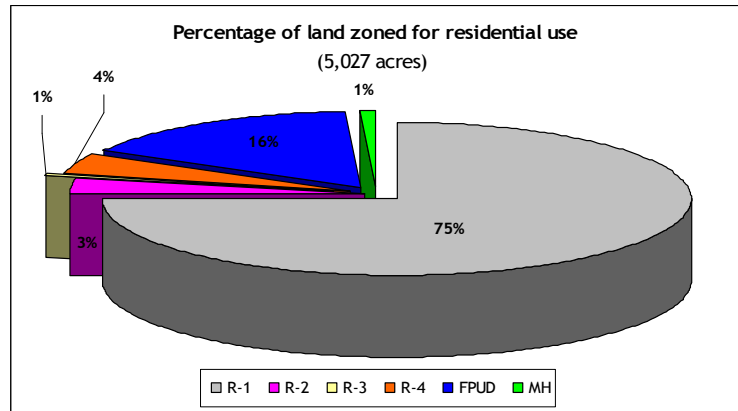
Two smaller nodes of R-1 land are located along the Bacon Road corridor in the northeastern portion of the



adjustment of minimum setbacks, to permit development on lots platted before zoning which are the same size or larger than they were in 1960.

Erosion in the Painesville-on-the-Lake area is discussed in the Natural Resources element. Housing issues are discussed in the Housing element.

The R-3 Residential Duplex and R-4 Residential Multiple-Unit Dwelling zones encompass 240 acres (97 hectares) of land in the township. R-3 zoned land is isolated to the northeast portion of the township, along Greenside Drive and Kirkstone Terrace. R-4 zoned land is found in the Bacon Road corridor, which includes the Marsh Landings and North Creek Villas developments, and in the southeastern portion of the township, where there are several condominium, apartment and townhouse complexes. Development on R-3 and R-4 zoned property requires both sanitary sewer and public water service.



Despite the multi-family nature of the district, the minimum lot size for R-3 zoned lots is 8,500 square feet (790 square meters) for each half of a duplex, or five units per acre. This is not high-density development, and many other communities in the area have single-family zoning districts with even smaller minimum lot sizes. The R-4 district requires a minimum of 30,000 square feet (.28 hectares) for the first three units, and 6,000 square feet (.06 hectares) for each additional unit. Apartment buildings or condominium complexes in Painesville Township may have a lower overall density than a subdivision of single-family houses in a first or second ring suburb of Cleveland.

### Residential planned unit development zones

The Flexible Planned Unit Development or FPUD district permits more flexible design parameters and layout criteria, permitting higher density development in return for some open space preservation. There are 814 acres (330 hectares) of land classified as FPUD, including Lake Erie Shores and Lake Terrace Estate in the northeastern portion of the township, and Peachtree in the southwestern portion and the proposed Maplevue development near Grand River Village. There are also large vacant FPUD zoned parcels along the Grand River north of Richmond Road, and on the north side of Madison Ave. near the Perry Township border.

All FPUD projects require a minimum of 15% of the gross acreage to be designated as open space or common open space. However, open space is often unusable; it may include areas behind houses that serve as an extension of a rear yard, areas under high tension power lines, and other areas that are wasted space. The zoning resolution should be amended to ensure that open space is accessible, and functions as such. Open space in an FPUD development should have the following characteristics:

- All open space must be accessible to all residents of the development.
- At least one half of the open space in a development, or 7.5% of the gross acreage, must be one contiguous block. The minimum size of a single open space block must be at least one acre (0.4 hectares).
- At least 50% of the perimeter of an open space block must front on an internal road.
- Except riparian and lakefront areas, open space must not take the form of narrow strips. At least one half of the area of each individual, contiguous block of open space must have proportions of 1:1 to 1:2.
- Open space must not function as de facto backyards.
- Areas within 50 feet (12 meters) of a residential building footprint cannot be classified as open space.

- Retention ponds, wetlands that stay saturated through half the year or more, areas under high tension power lines, traffic islands and medians, and entrance features cannot be classified as open space.

This plan also recommends increasing the percentage of required open space in an FPUD project to 20%. A maximum density for the site that is greater than the R-1 and R-2 districts should be permitted, to provide an incentive for FPUD development by providing the potential for an equal or greater financial return compared to a conventional subdivision on the site. The plan recommends a maximum density of six units per acre of the entire site, not including undevelopable areas (utility and pipeline rights-of-way, wetlands, ponds and streams).

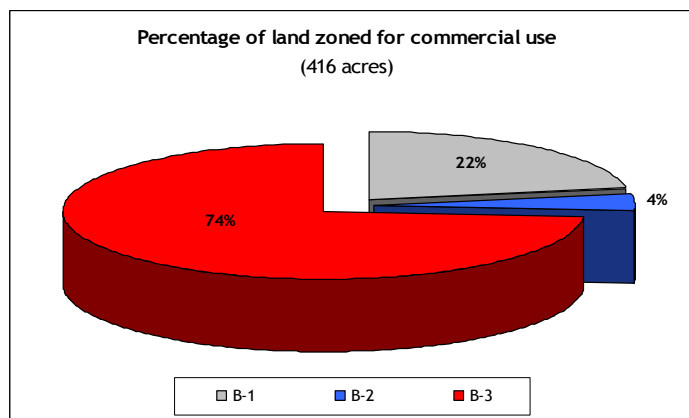
The minimum lot size of an FPUD zoned parcel is five acres (2 hectares). Increasing the minimum contiguous gross acreage of a parcel eligible for FPUD zoning from five acres (2 hectares) to 20 acres (8 hectares), is also recommended.

## Commercial zones

The township zoning resolution defines three commercial zoning districts; B-1-Restricted Retail, B-2-General Retail, and B-3-Commercial. The B-1 district is the most restrictive; the B-3 zone most permissive.

About 416 acres (171 hectares) of township land carries one of the commercial zoning designations, with nearly 75% of that land zoned B-3.

Most commercial zoned land in the township is located along two corridors; Mentor Avenue in the southwestern portion of the township, and North Ridge Road in the northeast. Almost all land fronting those roads is zoned B-3. The corridors exhibit all the patterns of traditional unplanned strip development: large parking lots, deep building setbacks, minimal access management points and pedestrian accommodations, and various types and sizes of signage. It should be noted that Townships may now incorporate zoning standards for landscaping and architecture (ORC 519.02) if regulated in the interest of public convenience, comfort, prosperity or general welfare. These newly enacted tools, if used properly, will help reverse design trends set forth in earlier commercial centers.



B-2 zoned areas are located at a few minor intersections in the township.

Minimum required building setback in the B-1 district is 75 feet (23 meters) from the right-of-way, and 50 feet (15 meters) in the B-2 and B-3 districts.

The agglomeration of mechanical commercial uses should be a concern, especially in the Mentor Avenue and North Ridge Road (US 20) corridors. Such uses tend to agglomerate where there is a higher-than-normal concentration of similar businesses, eventually crowding out non-vehicle related businesses such as restaurants and retail stores. Businesses not related to motor vehicles or construction typically do not locate in mechanical commercial areas; when they do, they are usually low-end uses such as mini-storage or landscape material and construction supply sales.

Once a mechanical commercial strip is established, it is difficult to redevelop or retrofit it. Zoning code updates intended to improve the appearance of such areas, such as updated sign, landscaping,

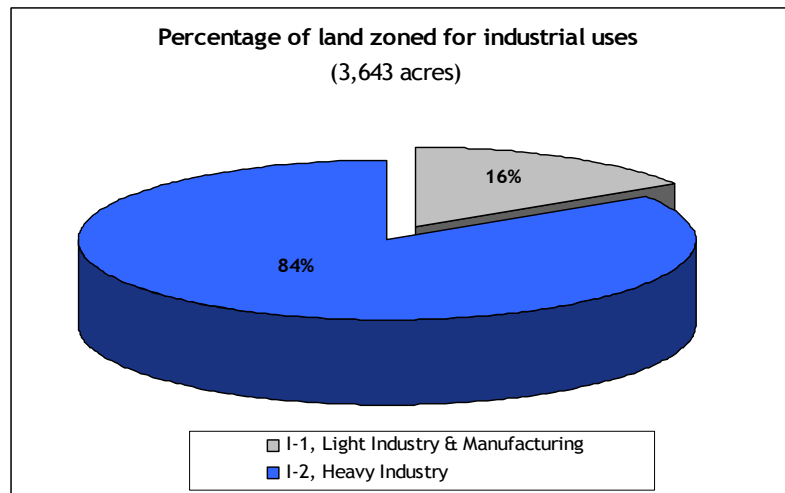
architecture and access management requirements, usually face very vocal opposition from property owners in established mechanical commercial areas.

This plan also recommends establishing a maximum percentage of vehicle-related and mechanical commercial uses to be permitted in the commercial district, based on road frontage and acreage for each of the two corridors, to discourage the creation of a commercial district dominated by such uses.

## Industrial zones

About 3,600 acres (1,500 hectares) of land-- 38% of the entire township -- are zoned for industrial and manufacturing uses. Of that, 80% is zoned I-2-Heavy Industrial. The bulk of this property is located along the Lake Erie shoreline, much of which is now vacant. The remaining portion of I-2 land is located southeast of the Lakeland Freeway / OH 44 interchange, where the Lubrizol Painesville Plant occupies a 170 acre (69 hectares).

Land zoned I-1-Light Industry and Manufacturing is located in three areas: around the Casement Avenue and North Ridge Road intersection, by Blackbrook Road and Lakeshore Road, and Bank Street.



There is a surplus of I-2 land that is not likely to be reoccupied by heavy industrial uses. The role of heavy industry in the economy is declining. Large-scale industrial operations are far less dependent on waterfront locations than in previous decades. Vacant lakefront and riverfront land zoned for industrial use should be rezoned REC-1 for holding purposes, to reduce the risk of reoccupation by low-end industrial uses while efforts to redevelop the area continue.

The 1996 township comprehensive plan recommended a substantial reduction in the amount of land zoned for heavy industry. At the request of property owners, the Township has been consistent with the recommendations of the 1996 plan and granted rezoning request, often to planned unit development.

This plan keeps the same recommendations of the 1996 plan; protect lakefront and riverfront areas from industrial development that would limit their potential, reduce the amount of land zoned for heavy industry, rezone industrial zoned land east of SR 44 between the Lakeland Freeway (SRR 2) and Lake Shore Boulevard (SR 283) for residential use, and industrial zoned land along North Ridge Road (SR 314) for commercial or planned office development.

## Sexually oriented businesses

According to Supreme Court case law, a community cannot ban sexually oriented businesses, unless they ban commercial land uses entirely. A community cannot regulate sexually oriented businesses so strictly that they are effectively banned; for example, requiring them to be 2000 feet from a residential area, but there are no commercially zoned sites in the community meeting that criteria.

Recognizing that the presence of a sexually oriented business may be detrimental to a community, many aspects can be and are currently regulated by the Painesville Township zoning code. This includes:

- Permitted zoning districts (B-3, Commercial).

- Permitting the use subject to fair review under a special use or special exception process in a zoning code.
- Required spacing from incompatible uses, such as residential areas, schools, parks, playgrounds, child care centers, and places of worship. (However, a sexually oriented business cannot be forced to close should a child care center or church move in next door; it becomes a legal nonconforming use or “grandfathered” at its location.) (Section 24.13, B, a)
- Required spacing from other sexually oriented businesses (Section 24.13, B, c).
- Required design features that would reduce the visual impact of the business. This includes requiring entries and windows to be placed or screened to prevent the interior from being viewed from outside the establishment, and restricting fluorescent, garish, excessively vivid or bright primary colors from the building and any signage (Section 24.13, B, d, but could be expanded).
- Required conformance to site planning, architectural design and landscaping rules that are applicable to other businesses in the underlying zoning and overlay district, regardless of industry tradition or the proprietor’s preferences (Section 24.09, A, but increased landscaping standards throughout the entire code could be implemented in this section as well).

Existing adult-oriented businesses may offend residents less if they blend in visually with other retail businesses.

## Zoning patterns and the local tax base

Leapfrog development, where vast tracts of vacant land separate residential districts, burden residential taxpayers because of the high maintaining of building roads, water and sewer lines and other infrastructure through undeveloped areas where fewer people live.

According to cost of service studies conducted by municipalities throughout the United States, the cost of providing services for residential uses is greater than the property tax revenue they generate (Table 4.5). Commercial and industrial uses pay more in taxes than the cost of services they use, essentially subsidizing residential uses and decreasing their tax burden.

Developed by the American Farmland Trust in 1990, cost of community service studies are being completed by communities throughout Ohio. These studies allow township trustees, village administrators, and county commissioners to evaluate how their revenues compare with their expenditures.

The outcome is a ratio of the amount of money needed to provide public services (fire, police, education, community centers, and so on) for every dollar collected in taxes. The results of these studies support the claims presented by smart growth advocates, farmland preservation groups, and other organizations; conventional suburban residential development requires higher financial resources in the long term to provide public services.

**Table 4.5**  
**Cost of service studies in Ohio**

<i>Community</i>	<i>Residential</i>	<i>Commercial and industrial</i>	<i>Agricultural</i>
Huntington Township/Ross County 1998	1.006	0.38	0.19
Union Township/Ross County 1998	0.998	0.31	0.60
Hocking Township/Fairfield County 1999	1.10	0.27	0.17
Liberty Township/Fairfield County 1999	1.15	0.51	0.05
Madison Township/Lake County 1993	1.40	0.25	0.30
Madison Village/Lake County 1993	1.67	0.20	0.39

(Prindle (1999, 2000), American Farmland Trust (1993))

For every dollar in property taxes paid by residential property owners in Madison Village, \$1.67 in services are used. Services to residences are subsidized by commercial and industrial property owners; for every dollar they pay in property taxes, they use 20 cents in services.

## 4.9 Subdivision regulations

While zoning is adopted, implemented and enforced by the township, subdivision authority is the responsibility of the Lake County Planning Commission, under Ohio Revised Code §7110.10. The Lake County Subdivision Regulations were first adopted in 1952 and were greatly revised in 2003. In addition to local zoning requirements, the County and appropriate agencies ensure proper arrangement of streets and layout of lots, provide adequate and convenient open spaces, utilities, public facilities, positive drainage and access for service and emergency vehicles.

The Ohio Revised Code divides subdivisions into two categories, major subdivisions and minor subdivisions:

**Major subdivision:** *The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any street or streets except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.*

**Minor subdivision:** *Notwithstanding the provisions of Sections 711.001 to 711.13, inclusive, of the Ohio Revised Code, a proposed division of a parcel of land along an existing public street or road, not involving the opening, widening, or extension of any street or road, and involving not more than five (5) lots after the original tract has been completely subdivided, and submitted to the Planning Commission for approval without plat in accordance with these regulations.*

In 2003, the Lake County Planning Commission adopted conservation subdivision regulations to provide flexibility in design and promote the conservation of environmentally significant areas. Townships in the County, including Painesville Township, have the opportunity to work with the County to develop a zoning ordinance that will fit within the established framework. The existing FPUD district can easily be amended to incorporate additional conservation techniques.

## 4.10 Lakeview Bluffs brownfield redevelopment

Lakeview Bluffs, which encompasses 1,100 acres (445 hectares) along the Lake Erie shore, offers breathtaking views, and the opportunity for plentiful access and outstanding recreational opportunities. However, there are major obstacles to development. The area was home to heavy industrial activities that resulted in its contamination, including a 500 acre (200 hectare) settling pond, a chromium production facility, fly ash pits, and a landfill. In 1980, the U.S. Environmental Protection Agency initiated action to remedy chromium contamination at the site, resulting in the construction of a 120 acre (50 hectare) clay cap over the impacted area. The Ohio Environmental Protection Agency started enforcement activities for the rest of the site in 1989. Parties to the action have been embroiled in litigation ever since, with nearly all cases resolved.

Hemisphere Development, a company that specializes in acquiring brownfield land for redevelopment, is working to redevelop the Lakeview Bluffs site. Upon completion of remediation, the company plans to develop the area, subject to a master plan, for high-density residential development fronting the lake, commercial, recreational facilities such as walking trails, a nature preserve, trout club, winery, and a golf course.

The proposal to redevelop the Lakeview Bluffs site is ambitious, and will hopefully come to fruition. However, Hemisphere has not acquired any land yet; they hold options to buy and purchase agreements on many parcels. The land will eventually be rezoned to accommodate a mixed-used resort facility. The intent of the developer alone is not legally binding, and their vision for the site could change.

Development in the Lakeview Bluffs area should include these components:

- Public accessibility to the entire shoreline of Lake Erie and the Grand River, excepting marina slips and golf courses.
- Medium-to-high-density residential development along the lakefront.
- A pedestrian-oriented traditional neighborhood commercial core, with a mix of retail uses that will encourage lingering and street animation – preferably using Fairport Nursery Road as a “main street.”
- Parking areas for commercial uses located only in the street or behind buildings, where it will not visually dominate the built environment.
- Parks and open space that are visible, accessible and usable, and which front public streets wherever possible.
- A street pattern that is not based on a contemporary suburban model (cul-de-sacs, looped blocks and single-function feeder roads), but rather a more traditional model of connecting blocks.
- A strict architectural code that applies to both residential and non-residential uses.
- Minimal if any industrial uses; and then only restricted to light industry and live-work space.
- Shoreline improvements that will not exacerbate erosion in areas outside of the Lakeview Bluffs area.
- Compliance with the spirit of the Lake County Coastal Development Plan.
- Use of rotaries instead of traffic lights for traffic calming and control at busier intersections, wherever possible.

## 4.11 Aesthetics and architectural design

Painesville Township should take advantage of recent state court decisions that have been favorable towards the use of zoning regulations to address a broader range of land use issues, such as architectural design and stricter sign control. Ohio Revised Code section 519.02 states that a township may now incorporate zoning standards for landscaping and architecture if regulated in the interest of public convenience, comfort, prosperity or general welfare.

The 1996 Painesville Township Comprehensive Plan listed “Prepare architectural standards for commercial areas and improve sign regulations” as a high priority goal. The township has not adopted any architectural requirements.

Townships in Ohio have been supported in efforts to implement some architectural design regulations (without an architectural review board, which is not explicitly permitted in Chapter 519). Architectural regulations can be added to a zoning resolution. Architectural regulations will help protect and promote the long-term economic vitality of Painesville Township through design standards that encourage and reward high quality development, and discourage less attractive and less enduring alternatives. The appearance of the township will improve as older commercial and industrial buildings are replaced with well-designed new structures.

Architectural regulations can cover any number of building design features, but the current law prohibits the regulation of exterior building materials. As implemented in other communities, architectural design regulations usually cover the following, and often more:

- Architectural style and cohesiveness.
- Building colors and limitations on “corporate” colors or patterns.
- Four-sided design, ensuring that architectural features on a façade are used on all sides of the building, including the rear.
- Form and mass of buildings, to avoid monolithic building footprints.

- Required projections and recesses along long walls.
- Restricting blank surfaces along a wall, and requiring a minimum amount of “transparency” or length of windows.
- Window fenestration, height above sidewalk grade, design/mullions, and functionality.
- Garage door segmenting, recessing and transparency.
- Roof form, eaves, slope, length of planes, and materials.
- Parapets and concealment of rooftop mechanical equipment.
- Required wing walls to screen loading areas.
- Screened trash enclosures that incorporate the same architectural theme and materials as the main structure.
- Gas station canopy design, placement of lighting fixtures, and screening of canopy support poles.
- Lighting fixtures
- Prohibition of metal and pre-engineered buildings.
- Mandatory architectural features that must be included in a building, such as arcades, arches, porticos, tile work and public art, and patios.

Proposals for commercial development subject to architectural requirements would be reviewed by the zoning administrator, and approved or denied by the zoning board, subject to any conditions they might impose. The zoning board would not be able to grant waivers to any architectural regulations, unless there are provisions to allow them. In that case, a developer must demonstrate that a proposed development excels in a majority of architectural standards; that the waiver is not intended to accommodate preferred corporate or franchise design standards that would otherwise conflict with the code; and that the request is not intended solely to increase the profit, income or competitive advantage of the applicant; or lower site development costs.

A model architectural design code for Painesville Township is included in the appendix of this plan.

## 4.12 Placemaking

What is “sense of place?” In simple terms, it’s the character and spirit of an area, and what makes it distinct from other communities.

To gain a “sense of place” is to experience a feeling that a community and its people are special and distinct from anywhere else. This includes:

- People: skills and knowledge, special interests, and stories.
- Environment: the natural and built landscape, flora and fauna, and biodiversity.
- Heritage and culture: local history, traditions, tales and folklore, community activities, and events and festivals.
- Local products: food, drink, arts and crafts, and businesses.

All of these also add to a feeling of belonging and a sense of pride in a community.

As part of the planning process, citizens were polled about the identity of the township, and whether it has a true center or focus. With discontinuous geography, few well-defined neighborhoods, the lack of a geographic center, nondistinctive development, and a future held at the whim of incorporated communities contained in its boundaries, there is a feeling that there is no “sense of place” or distinct identity for Painesville Township, at least according to results from the survey. There is little emotional attachment to the township; in the minds of many, it’s just a place to “cocoon” after work and school.

According to the survey, 80% of those polled with a clear opinion regarding the subject believe that Painesville Township does not have a clear identity and/or town center. Only about 20% of those polled with a clear opinion believe the Township indeed has a clear identity (Table 4.6).



Table 4.6

## Sense of place

Does the township have a distinct identity? Does the township have a true community or town center?

<i>Gist of response</i>	<i>#</i>	<i>%</i>	<i>% of (1) and (2)</i>
(1) No identity, identity lost; no town center	122	48.0%	80.3%
(2) Distinct identity, identity not lost; distinct town center	30	11.8%	19.7%
(3) Ambivalent response	20	7.9%	n/a
(4) Unclear response or addressed different issue	82	32.2%	n/a
Total	254	100%	100%

(1) Gave a response implying that identity is lost or nonexistent; "Yes, there is no identity", "No, there is not an identity", and so on.

(2) Gave a response implying that the township has a clear identity; "Yes, there is an identity," "No, identity has not been lost", and so on.

(3) Gave a response that is ambivalent or neutral; "No, there is no identity, but it doesn't matter", "there is some identity, but not much", "I don't care," and so on.

(4) Gave a response that could not be interpreted, or which addressed a completely different issue; "The township should be merged with the city", "A community are its people," "We don't want to be like Mentor", and so on.

(Lake County Planning Commission)

When unifying elements for the township were cited, they were never in terms of the built or physical environment – architecture, topography, vegetation or a focus around a center or neighborhood core – nor based on culture or anything else unique to the township. Instead, it was government agencies and services, usually the fire department, school district or road maintenance.

How can a sense of place be created and celebrated? Special features of a community help add to a sense of place, but what are they for Painesville Township?

Painesville Township can work to create something that is lacking in other suburban communities; a "social condenser" where citizens of a community or neighborhood develop friendships, discuss issues, and interact with others. With work being a "first place" and home a "second place," some call these gathering spots and social condensers "third places" (Ray Oldenburg, "The Great Good Place", 1989). A third place can make the citizen feel at home, nourish relationships and a diversity of human contact, invoke a sense of civic pride, promote companionship, they allow people to relax and unwind after a long day at work, encourage sociability instead of isolation, and

enrich public life and democracy. They also help create a sense of place and community.

There are some essential ingredients to creating a well-functioning third place. They must be free or inexpensive to enter. They must be highly accessible to neighborhoods so that people find it easy to make the place a regular part of their routine -- in other words, a lot of people should be able to comfortably walk to the place from their home. They should be a place where a number of people regularly go on a daily basis. It should be a place where a person feels welcome and comfortable, and where they can easily meet and interact with others. Creating a true town center – not just a shopping center or community recreation center – but instead a pedestrian-oriented area where residents are encouraged to visit and linger, even if they don't have to go grocery shopping or run errands, can foster a third place, and play a role in establishing the community's overall sense of place.

Another way to create a sense of place is to ensure Painesville Township is visually distinct from the communities that it borders and surrounds. This can be accomplished through unique landscape treatment at Township entry points, zoning regulations that require the use of certain signature design elements on all buildings and signs, and landscaping commercial areas and major intersections. Small elements, insignificant on their own but with a large impact when used collectively– what author David Sucher calls "city comforts" – can also be used to create and reinforce a distinct sense of place.

The Mentor Avenue corridor in the southwestern portion of the township can be "retrofitted" to create a more pedestrian-oriented environment that would make the corridor distinct from the commercial area across the Mentor City line, and create a "third place. The zoning resolution can be amended to require commercial buildings along Mentor Avenue to be placed on the sidewalk by the street, rather than placed behind a large parking lot. Parking requirements for commercial uses can be reduced in the core, thus providing for a minimum building envelope that will make developing a small property economically feasible. A new zoning district or overlay can be implemented in the core, to limit retail and commercial uses fronting directly on the street to those that generate a high level of customer traffic throughout the day to occupy pedestrian-friendly areas; restaurants, coffeehouses, and stores rather than professional offices and repair shops. As post WWII shopping centers witness increased vacancy rates (often referred to as greyfields), the local planners and officials must be prepared with innovative redevelopment or infill

scenarios that accommodate the market demand in terms of mixed-used development. More of the same is not the best options. Shoregate in Willowick is currently undergoing this process.

## 4.13 Goals and objectives

Each primary paragraph (in **bold type**) is a statement of a goal. The subparagraphs are objectives for implementing the goal. Some goals and objectives related to land use are found in other elements. The Comprehensive Plan map will also display suggested land use/zoning patterns.

### **LU-1 Painesville Township will use up-to-date, effective land use planning tools.**

LU-1-01 Write and adopt a new zoning resolution, to implement the goals and objectives of the 2006 Painesville Township Comprehensive Plan and Lake County Comprehensive Plan.

LU-1-02 Review the Comprehensive Plan and zoning resolution annually, to keep ahead of emerging land use trends in the region.

### **LU-2 Residential development will be high-quality, and help foster a sense of community.**

LU-2-01 Encourage new residential development that takes the form of an FPUD allowing the zoning commission and trustees more control of the design of the subdivision.

LU-2-02 Require residential development to be designed to allow convenient pedestrian and vehicle access within the development, and provide for convenient connections between developments when warranted. Interconnectivity between proposed and existing subdivisions should discourage large-scale through traffic, but must consider utility service, traffic flow and access for police, fire and EMS.

LU-2-03 Amend open space requirements for FPUD development in the zoning resolution, so all open space in a development is accessible, defensible, functional and usable. Increase the amount of required open space to 20% of a site. Open space will not be an afterthought or relegated only to marginal or unbuildable portions of a site, or serve as an extension of private space. Open space must not be wasted space.

LU-2-04 Permit a maximum density for FPUD development of four units per gross acre for the overall site, excluding undevelopable portions. The maximum density is greater than conventional residential districts thus providing an incentive for such development.

LU-2-05 Ensure that zoning requirements do not prevent the redevelopment of older cottage communities or other areas where lot sizes are smaller than permitted by current zoning.

LU-2-06 Enforce zoning requirements that prohibit disruptive home occupations, such as retail uses, construction vehicle and heavy equipment storage, vehicle repair and body work, and contractor yards.

LU-2-07 Encourage the consolidation of deep but narrow lots, to create sites suitable for residential development.

LU-2-08 Create a larger-lot residential zone along the State designated Wild and Scenic Grand River corridor in the southeast portion of the Township to maintain the low density settlement pattern currently in place.

- LU-3      Commercial and retail districts will be attractive, inviting, convenient, and foster a distinct sense of place for Painesville Township.**
- LU-3-01    Amend the zoning resolution to add a B-T Traditional Commercial zoning district, to permit commercial development that follows a traditional pedestrian-oriented neighborhood model. This model code should be used according to the PUD process, providing more control at the local level. While large, vacant commercial properties are scarce; these areas do exist and warrant a planned commercial node rather than a parcel-by-parcel piece meal development strategy. The B-TC zone should encourage street animation by limiting the percentage of non-retail uses on the first floor sidewalk frontage of a building. Parking for commercial uses in the B-TC zone should be located behind buildings, where it will not visually dominate the built environment; not in a parking lot in front of the building. B-T zoning could be used for the proposed Lakeview Bluffs development.
- LU-3-02    Prevent the incremental expansion of existing strip commercial districts. Rezone contiguous blocks of commercial-zoned properties that are not occupied by commercial uses for non-commercial use. Discourage rezoning of properties on the edges of existing strips for commercial use.
- LU-3-03    Prevent the creation of strip commercial areas along Fairport Nursery Road. Commercial development in this area should take the form of a traditional town or neighborhood center with smaller traditional commercial nodes or clusters placed at intersections with collector roads.
- LU-3-04    Implement strict architectural design requirements for commercial uses in the zoning resolution, which would be administered by the zoning administrator, Zoning Board and Township Trustees during the development review process.
- LU-3-05    Implement strict site planning, landscaping, bufferyard, access management and lighting requirements for commercial uses. Implement standards that require pedestrian-friendly design in retail uses, and de-emphasizes the presence of motor vehicles.
- LU-3-06    Implement strict sign design requirements in the zoning resolution. Prohibit the use of animated, oversized, and/or high-rise signs. Require that all freestanding signs take the form of a monument sign. Establish an amortization timeframe of five to 10 years for removal and replacement of nonconforming signs. Prohibit billboards and other off-premises signs.
- LU-3-07    Revise parking requirements to prevent creating of parking areas that will be unused, and permit redevelopment and retrofitting of surplus parking areas in older shopping centers. Reduce parking requirements for commercial uses on existing smaller parcels, and provide for a minimum building envelope that will make developing a small property economically feasible.
- LU-3-08    Continue to implement the Mentor Avenue streetscape program.
- LU-4      Industrial areas must be located and sited in a manner that protects the character and tranquility of rural residential and agricultural areas, and does not limit the potential for redevelopment of waterfront, riverfront and scenic property.**
- LU-4-01    Remove the I-2-Heavy Industry and I-1-Light Industry zoning designations for all lakefront and riverfront property east of the Grand River. Rezone lakefront and riverfront land zoned for industrial use should be rezoned REC-1 for holding purposes, to reduce the risk of reoccupation by industrial uses while efforts to redevelop the area continue.
- LU-4-02    Rezone industrial zoned land along North Ridge Road (US 20) for commercial or planned office development. See LU-3-01.

- LU-4-03    Implement architectural design requirements for industrial uses in the zoning resolution, which would be administered by the zoning administrator, Zoning Commission and Township Trustees during the development review process.
- LU-4-04    Strengthen site planning, landscaping, access management, buffering and lighting requirements for industrial development.
- LU-4-05    Require industrial uses to be situated where negative impacts, such as traffic, noise, glare and pollution, will not harm nearby residential or commercial uses, or infrastructure intended to serve non-industrial uses.

# Painesville Township Future Land Use Map

